PRESTON DUFAUCHARD
California Corporations Commissioner
ALAN S. WEINGER
Deputy Commissioner
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Attorneys for Complainant

BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

THE CALIFORNIA CORPORATIONS COMMISSIONER, Complainant, v. CORNER ESCROW, INC., Respondent.	File No.: 963-2489 **SETTLEMENT AGREEMENT**

This Settlement Agreement ("Agreement") is entered into by and between the California Corporations Commissioner ("Commissioner") and Respondent, Corner Escrow, Inc. ("Respondent") and is made with respect to the following facts:

RECITALS

A. Respondent currently holds an escrow agent's license number 963-2489 pursuant to the Escrow Law of the State of California (California Financial Code Section 17000 et seq.).

B. Respondent has its licensed place of business at 161 Fashion Lane, Suite 101, Tustin, CA 92780.

State of California - Department of Corporations

C. Kimberly M. Diaz, the sole shareholder and president of Respondent, is authorized to enter into this Agreement on behalf of Respondent.

D. The Commissioner discovered that Respondent had been operating an unlicensed branch office in Encinitas, California without first obtaining the approval of the Commissioner. Respondent had been processing escrows from the unlicensed location for over a year, in violation of California Financial Code sections 17213.1 and 17213.2.

E. It is the intention and desire of the Parties to resolve these matters without the necessity of a hearing and or other litigation.

NOW, THEREFORE, in consideration of the foregoing, and the terms and conditions set forth herein, the Parties agree as follows:

TERMS AND CONDITIONS

1. **Purpose.** The purpose of this Agreement is to expeditiously resolve the Order Imposing Penalties and Order to Discontinue Violations ("ORDER"), and to avoid the expense of a hearing, and possible further court proceedings.

2. **Admissions**. Respondent hereby admits the facts contained in the Recital and ORDER solely for the limited purposes of this Agreement and any future proceeding(s) that may be initiated by or brought before the Commissioner against Respondent. It is the intent and understanding between the Parties that this Agreement and particularly the admissions of Respondent herein, shall not be binding or admissible against Respondent in any action by third parties.

3. **Issuance of the Order**. Respondent hereby agrees to the issuance of the ORDER. A copy of the ORDER is attached as Exhibit A.

4. **Administrative Penalty**. Respondent has paid to the Commissioner a sum of $5,200.00, pursuant to California Financial Code section 17213.2.

5. **Waiver of Hearing Rights**. Respondent hereby acknowledges its right to an administrative hearing in connection with the ORDER and hereby waives its right to a hearing, and to any reconsideration, appeal, or other right to review which may be afforded pursuant to the Escrow

State of California - Department of Corporations

Law, the California Administrative Procedure Act ("APA"), the California Code of Civil Procedure, or any other provision of law, and by waiving such rights, consents to this Agreement becoming final.

6. **Failure to Comply with the Order to Discontinue Violations**. Respondent hereby acknowledges and agrees that its failure to comply with the terms of this Agreement and the ORDER will be a breach of this Agreement and shall result in an automatic revocation of its escrow agent's license (License Number 963-2489). Respondent waives any notice and hearing rights to contest such revocation.

7. **Settlement Agreement Coverage**. The Parties hereby acknowledge and agree that this Agreement is intended to constitute a full, final and complete resolution of the ORDER only. The Parties further acknowledge and agree that nothing contained in this Agreement shall operate to limit the Commissioner's ability to assist any other agencies with any prosecution, administrative, civil or criminal, brought by any such agency against Respondent based upon any of the activities alleged in this matter or otherwise.

8. **Independent Legal Advice**. Each of the Parties represents, warrants, and agrees that it has received or been advised to seek independent legal advice from his or her attorneys with respect to the advisability of executing this Agreement.

9. **Reliance.** Each of the Parties represents, warrants, and agrees that in executing this Agreement it has relied solely on the statements set forth herein and the advice of its own counsel and has placed no reliance on any statement, representation, or promise of any other party, or any other person or entity not expressly set forth herein, or upon the failure of any party or any other person or entity to make any statement, representation or disclosure of anything whatsoever. The Parties have included this clause: (1) to preclude any claim that any party was in any way fraudulently induced to execute this Agreement; and (2) to preclude the introduction of parol evidence to vary, interpret, supplement, or contradict the terms of this Agreement.

10. **Full Integration**. This Agreement, including the attached ORDER, is the final written expression and the complete and exclusive statement of all the agreements, conditions, promises, representations, and covenants between the Parties with respect to the subject matter hereof, and supersedes all prior or contemporaneous agreements, negotiations, representations, understandings,

State of California - Department of Corporations

and discussions between and among the Parties, their respective representatives, and any other person or entity with respect to the subject matters covered hereby.

11. **No Presumption From Drafting**. In that the Parties have had the opportunity to draft, review and edit the language of this Agreement, no presumption for or against any party arising out of drafting all or any part of this Agreement will be applied in any action relating to, connected, to, or involving this Agreement. Accordingly, the Parties waive the benefit of California Civil Code section 1654 and any successor or amended statute, providing that in cases of uncertainty, language of a contract should be interpreted most strongly against the party who caused the uncertainty to exist.

12. **Effective Date**. This Agreement shall not become effective until signed by all Parties and delivered by all Parties.

13. **Counterparts**. This Agreement may be executed in one or more counterparts, each of which shall be an original but all of which, together, shall be deemed to constitute a single document.

14. **Modifications and Qualified Integration**. No amendment, change or modification of this Agreement shall be valid or binding to any extent unless it is in writing and signed by all of the Parties affected by it.

15. **Headings and Governing Law**. The headings to the paragraphs of this Agreement are inserted for convenience only and will not be deemed a part hereof or affect the construction or interpretation of the provisions hereof.

16. **Authority For Settlement**. Each signator hereto warrants and represents that he or she possesses all necessary capacity and the authority to sign and execute this Agreement.

17. **Notices**. Any notices required under this Agreement shall be provided to each party at the following addresses:

If to Respondent to:	Kimberly M. Diaz, President 161 Fashion Lane, Suite 101, Tustin, CA 92780
If to the Commissioner to:	Afsaneh Eghbaldari, Esq., Corporations Counsel California Department of Corporations 1350 Front St, Room 2034. San Diego, CA 92101

State of California - Department of Corporations

18. **Voluntary Agreement**. The Parties each represent and acknowledge that he, she or it is executing this Agreement completely voluntarily and without any duress or undue influence of any kind from any source.

PRESTON DuFAUCHARD
California Corporations Commissioner

Dated: __June 21, 2011____ By_____
Alan S. Weinger
Deputy Commissioner

CORNER ESCROW, INC.

Dated: __June 17, 2011_____ By_____
Kimberly M. Diaz, sole Shareholder and President, on behalf of Corner Escrow, Inc.

State of California - Department of Corporations